

# Village of Arlington – Commercial & Industrial Zoning Descriptions

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Note: This information is believed to be accurate as of April 1, 2008, but no representations or guarantees are made. Before making a decision to purchase or develop land in the Village of Arlington, contact the village clerk to ensure you have obtained the latest zoning information.

## 13.25 B-2 HIGHWAY COMMERCIAL DISTRICT

- (1) **Purpose.** The purpose of this District is to encourage the growth and development of business activities and establishments which require highway frontage and exposure due to their automobile and vehicular orientations.
  
- (2) **Permitted Uses.**
  - (a) Establishments engaged in the retail sale of automobiles, trailers, mobile homes, or campers.
  - (b) Stores for the sale and installation of tires, batteries, mufflers or other automotive accessories, and automobile repair services.
  - (c) Gasoline service stations; provided, further, that all gasoline pumps, storage tanks and accessory equipment must be located at least thirty (30) feet from any existing or officially proposed street line.
  - (d) Hotels, motor hotels, motels, tourist courts, tourist rooms, etc.
  - (e) Automobile and truck retail services.
  - (f) Lodges and fraternal buildings.
  - (g) Nursing homes.
  - (h) Nursery and day care centers.
  - (i) Retirement homes.
  - (j) Drive-in food and beverage establishments.
  - (k) Drive thru-banks.
  - (l) Vehicle sales, and service.
  - (m) Governmental, cultural, and public buildings or uses, such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums.
  - (n) Restaurants, bars, taverns or a combination thereof.
  - (o) Schools and churches.
  
- (3) **Conditional Uses.** The following are specific conditional uses in this Chapter:
  - (a) Amusement activities.
  - (b) Bars and taverns.

- (c) Candy, nut and confectionery sales.
  - (d) Gift novelty and souvenir sales.
  - (e) Night clubs and dance halls.
  - (f) Animal hospital, shelters and kennels.
  - (g) Public assembly uses.
  - (h) Commercial recreation facilities.
  - (i) Off-season storage facilities.
  - (j) Drive-in theaters.
  - (k) Public parking lots.
  - (l) Taxi stands.
  - (m) Sewage disposal plants.
  - (n) Utilities.
  - (o) Mobile homes sales.
  - (p) Agricultural and gardening uses, except those incompatible with the characteristics of the district, such as the raising of livestock.
- (4) Area, Height and Yard Requirements.**
- (a) **Lot.**
    - 1. Area: Minimum one-half (1/2) acre.
    - 2. Width: Minimum ninety (90) feet.
  - (b) **Building Height.** Maximum thirty-five (35) feet.
  - (c) **Yards.**
    - 1. Front: Minimum forty (40) feet (may include parking).

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## 13.26 I-1 BUSINESS PARK/INDUSTRIAL DISTRICT

- (1) **Purpose.** The I-1 Business Park/Industrial District is established to provide an aesthetically attractive working environment exclusively for and conducive to the development and protection of offices, non-nuisance type manufacturing operations and research and development institutions. The essential purpose of this District, is to achieve development, which is an asset to the owners, neighbors and the village, and to promote and maintain desirable economic development in a park-like setting.
  
- (2) **Permitted Uses.** The following uses of land are permitted in the I-1 District:
  - (a) Warehousing or distribution operations, not including predominantly retail sales to customers on site.
  - (b) Offices of construction firms, shops, display rooms and enclosed storage.
  - (c) Laboratories, research, development and testing, and manufacturing and fabrication in conjunction with such research and development and operations.
  - (d) Service uses, including computer and data processing services, miscellaneous business services, offices (business and professional) and communication services.
  - (e) Telecommunications facilities.
  
- (3) **Conditional Uses.** The following are permitted as conditional uses within the I-1 District:
  - (a) Public utilities and public services.
  - (b) Conference centers and hotel facilities.
  - (c) Ancillary retail sale and service operations that serve employees within the business park.
  - (d) Any permitted or conditional use as set forth in Section 13.24, 13.25 or 13.27 of this ordinance. (Changed 10-9-2006 by Ordinance 3-06)
  
- (4) **Lot, Yard and Building Requirements.**
  - (a) **Lot frontage.** Minimum one hundred (100) feet.
  - (b) **Lot Area.** Fifteen thousand (15,000) square feet.
  - (c) **Building Height.** Maximum of one hundred (100) feet.

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- (5) **Design standards** in the I-1 District shall include as a minimum the following standards:
- (a) All uses shall comply with village performance standards for air pollution, fire and explosive hazards, glare and heat, liquid or solid wastes, noise and vibration, odors, radioactivity and electrical disturbances and refuse.
  - (b) All business, servicing or processing, except off-street parking and loading and outside storage areas regulated by restrictive covenants, shall be conducted within completely enclosed buildings.
  - (c) The building coverage on any lot shall not exceed sixty-five percent (65%), nor be less than ten percent (10%).
  - (d) All areas not covered by buildings or parking lots shall be landscaped subject to detail requirements of restrictive covenants.
  - (e) All lots abutting residentially zoned districts shall be screened as required by Section 13.27(5).

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## 13-27 I-2 INDUSTRIAL DISTRICT

- (1) **Purpose.** This District is intended to provide an area for manufacturing, marketing, and industrial and agribusiness activities. It is also intended to provide an area for a variety of uses which require relatively large installations, facilities or land areas, or which would create or tend to create conditions of public or private nuisance, hazard, or other undesirable conditions, or which for these or other reasons may require special safeguards, equipment, processes, barriers, or other forms of protection, including spatial distance, in order to reduce, eliminate, or shield the public from such conditions.
- (2) **Permitted Uses.** No uses are permitted as a matter of right within the 1-2 District. All uses within this District are conditional, requiring a public hearing and consideration of specific site factors and impacts on surrounding land uses. All conditional uses must be approved in accordance with the procedures established in Section 13.35.
- (3) **Conditional Uses.** The following are conditional uses within the 1-2 District. Such use shall be subject to the consideration of the Plan Commission with regard to such matters as the creation of nuisance conditions for the public or for the users of nearby areas, the creation of traffic hazards, the creation of health hazards, or other factors:
  - (a) Manufacturing establishments, usually described as factories, mills or plants, in which raw materials are transformed into finished products, and establishments engaged in assembling component part of manufactures products.
  - (b) Other industrial or commercial activities which possess the special problem characteristics described above relating to the creation of hazards or nuisance conditions.
  - (c) The outdoor storage of industrial products, machinery, equipment, or other materials, provided that such storage be enclosed by a suitable fence or other manner of screening.
  - (d) Railroads, including rights-of-way, railroad yards, and structures normally incident to the operation of railroads, including station houses, platforms, and signal towers, but not including warehouses owned by companies other than railroad companies or road terminal companies.

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- (e) Wholesale establishments and warehouses.
- (f) Building construction contractors.
- (g) Highway passenger and motor freight transportation.
- (h) Light Industry and Service Uses:
  - (1) Automotive body repair.
  - (2) Automotive upholstery.
  - (3) Cleaning, pressing, dyeing.
  - (4) Commercial bakeries.
  - (5) Commercial greenhouses.
  - (6) Distributors.
  - (7) Food locker plants.
  - (8) Printing and publishing.
  - (9) Trade and contractor's facilities.
  - (10) Offices.
  - (11) Painting services.
  - (12) Retail sales and service facilities such as retail and surplus outlet stores, and restaurants and food service facilities when established in conjunction with a permitted manufacturing or processing facility.
  - (13) Recreation vehicle, boat and miscellaneous storage.
- (i) Public Facilities and Uses:
  - (1) Governmental, cultural and public buildings or uses, such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums.
  - (2) Schools and churches.
- (j) Agriculture Related Industry and Service Uses:
  - (1) Production of natural and processed cheese.
  - (2) Production of shortening, table oils, margarine and other edible fats and oils.
  - (3) Production of condensed and evaporated milk.
  - (4) Wet milling of corn.
  - (5) Production of creamery butter.
  - (6) Drying and dehydrating fruits and vegetables.
  - (7) Preparation of feeds for animal and fowl.
  - (8) Creameries.
  - (9) Production of flour and other grain mill products; blending and preparing of flour.
  - (10) Fluid milk processing.

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- (11) Production of frozen fruits, fruit juices, vegetables and other specialties.
  - (12) Fruit and vegetable sauces and seasoning, and salad dressing preparation.
  - (13) Poultry and small game dressing and packing providing that all operations be conducted within an enclosed building. Fruit and vegetable sauces and seasoning, and salad dressing preparation.
  - (14) Production of sausages and other meat products providing that all operations conducted within an enclosed building.
  - (15) Corn shelling, hay baling and threshing services.
  - (16) Grist mill services.
  - (17) Horticultural services.
  - (18) Canning of fruits vegetables, preserves, jams and jellies.
  - (19) Canning of specialty foods.
  - (20) Grain elevators and bulk storage of feed grains.
  - (21) Fertilizer production, sales, storage, mixing and blending.
  - (22) Sales or maintenance of farm implements and related equipment.
  - (23) Animal hospitals, shelters and kennels.
  - (24) Veterinarian services.
  - (k) Telecommunication and wireless communication facilities.
  - (l) Any permitted or conditional use as allowed in Sections 13.24, 13.25 or 13.26 of this ordinance.
- (4) Lot, Yard and Building Requirements.**
- (a) **Lot Frontage.** No minimum.
  - (b) **Lot Area.** Minimum fifteen thousand (15,000) square feet.
  - (c) **Front Yard.** No minimum.
  - (d) **Side Yards.** No minimum.
  - (e) **Rear Yard.** No minimum.
  - (f) **Building Height.** Maximum of 150 feet.
  - (g) **Percentage of Lot Coverage.** **Maximum** seventy percent (70%).
- (5) Required Buffer Strips** in Industrial Districts. Where an Industrial District abuts a Residential District, there shall be provided along any rear, side or front line coincidental with any industrial-residential boundary, a buffer strip not less than forty (40) feet in

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width as measured at right angles to said lot line. Plant materials at least six (6) feet in height of such variety and growth habits as to provide a year-round, effective visual screen when viewed from the Residential District shall be planted in the exterior twenty-five (25) feet abutting the Residential District. If the required planting screen is set back from the industrial-residential boundary, the portion of the buffer strip facing the Residential District shall be attractively maintained. Fencing may be used in lieu of plant materials to provide said screening. The fencing shall be not less than four (4) nor more than eight (8) feet in height, and shall be of such materials as to effectively screen the industrial area. The exterior twenty-five (25) feet of the buffer strip shall not be devoted to the parking of vehicles or storage of any material or accessory uses. The interior fifteen (15) feet may be devoted to parking of vehicles.

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